

**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

**ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY**

W-01853A  
Parker Lakeview Estates Homeowners Association Inc.  
H C 2, Box 193  
Patagonia AZ 856249704

**RECEIVED**

MAR 24 2004

AZ CORPORATION COMMISSION  
DIRECTOR OF UTILITIES

**ANNUAL REPORT**

**FOR YEAR ENDING**

<b>12</b>	<b>31</b>	<b>2003</b>
-----------	-----------	-------------

FOR COMMISSION USE

<b>Ann04</b>	<b>03</b>
--------------	-----------

## COMPANY INFORMATION

Company Name (Business Name) Parker Lakeview Est HUA ASSOC INC

Mailing Address HC2 Box 193

Patagonia  
(City)

AZ  
(State)

85624  
(Zip)

520 455 9345  
Telephone No. (Include Area Code)

520 455 5015  
Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address spain3@the river.com

Local Office Mailing Address Same  
(Street)

(City)

(State)

(Zip)

Local Office Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address

## MANAGEMENT INFORMATION

Management Contact: J P Louis St Pierre Manager  
(Name) (Title)

mail HC2 Box 187 Patagonia AZ 85624  
(Street) (City) (State) (Zip)

520 455 9290  
Telephone No. (Include Area Code)

520 455 9246  
Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address

On Site Manager: Same as above  
(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

Statutory Agent: Same as management contact  
 (Name)

\_\_\_\_\_  
 (Street) (City) (State) (Zip)

Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

Attorney: Christopher Hitchcock  
 (Name)

Copper Queen Plaza P.O. Box 87 Bisbee AZ 85603-0087  
 (Street) (City) (State) (Zip)

Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

### OWNERSHIP INFORMATION

Check the following box that applies to your company:

- |   |   |
|---|---|
| <input type="checkbox"/> Sole Proprietor (S)    | <input type="checkbox"/> C Corporation (C) (Other than Association/Co-op) |
| <input type="checkbox"/> Partnership (P)        | <input type="checkbox"/> Subchapter S Corporation (Z)                     |
| <input type="checkbox"/> Bankruptcy (B)         | <input checked="" type="checkbox"/> Association/Co op (A)                 |
| <input type="checkbox"/> Receivership (R)       | <input type="checkbox"/> Limited Liability Company                        |
| <input type="checkbox"/> Other (Describe) _____ |   |

### COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

- |                                     |   |                                   |
|-------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> APACHE     | <input checked="" type="checkbox"/> COCHISE | <input type="checkbox"/> COCONINO |
| <input type="checkbox"/> GILA       | <input type="checkbox"/> GRAHAM             | <input type="checkbox"/> GREENLEE |
| <input type="checkbox"/> LA PAZ     | <input type="checkbox"/> MARICOPA           | <input type="checkbox"/> MOHAVE   |
| <input type="checkbox"/> NAVAJO     | <input type="checkbox"/> PIMA               | <input type="checkbox"/> PINAL    |
| <input type="checkbox"/> SANTA CRUZ | <input type="checkbox"/> YAVAPAI            | <input type="checkbox"/> YUMA     |
| <input type="checkbox"/> STATEWIDE  |   |                                   |

COMPANY NAME

Parker Lakeview Est. 140A

**UTILITY PLANT IN SERVICE**

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization			
302	Franchises			
303	Land and Land Rights			
304	Structures and Improvements			
307	Wells and Springs			
311	Pumping Equipment	21,222.19	9842	11380.19
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	8000	3000	Ø
331	Transmission and Distribution Mains	31,974.68	26,863.39	5111.29
333	Services			
334	Meters and Meter Installations	2039.81	1877.13	212.68
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	<b>TOTALS</b>	63,286.68	46,582.52	16704.16

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME

Parker Lakeview Est HOA

**CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR**

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization			
302	Franchises			
303	Land and Land Rights			
304	Structures and Improvements			
307	Wells and Springs			
311	Pumping Equipment	21,222.19	.05	604
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	8,000		
331	Transmission and Distribution Mains	31,974.88	.05	3733.39 *
333	Services			
334	Meters and Meter Installations	2089.81	.05	19
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	<b>TOTALS</b>	<b>63,286.68</b>		<b>4356.39</b>

This amount goes on Comparative Statement of Income and Expense  
Acct. No. 403.

\* Includes accelerated depreciation

COMPANY NAME Parker Lakeview Est HOA

**BALANCE SHEET**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	<b>ASSETS</b>		
	<b>CURRENT AND ACCRUED ASSETS</b>		
131	Cash	\$ 876.57	\$ 3159.50
134	Working Funds		
135	Temporary Cash Investments	3132.92	344.80
141	Customer Accounts Receivable	0	-4.77
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies	741.90	814.32
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	<b>TOTAL CURRENT AND ACCRUED ASSETS</b>	\$ 4751.39	\$ 4313.85
	<b>FIXED ASSETS</b>		
101	Utility Plant in Service	\$ 57,526.68	\$ 63,286.68
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	-42,226.13	-46,582.52
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	<b>TOTAL FIXED ASSETS</b>	\$ 15,300.55	\$ 16,704.16
	<b>TOTAL ASSETS</b>	\$ 20051.94	\$ 21018.01

**NOTE:** The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

COMPANY NAME

Parker Lakeview Est HOA

**BALANCE SHEET (CONTINUED)**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	<b>LIABILITIES</b>		
	<b>CURRENT LIABILITIES</b>		
231	Accounts Payable	\$	\$ 1684.30
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		
236	Accrued Taxes	189.60	
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	<b>TOTAL CURRENT LIABILITIES</b>	\$ 189.60	\$ 1684.30
	<b>LONG-TERM DEBT (Over 12 Months)</b>		
224	Long-Term Notes and Bonds	\$	\$
	<b>DEFERRED CREDITS</b>		
251	Unamortized Premium on Debt	\$ <del>1855.00</del>	\$ <del>2135.00</del>
252	Advances in Aid of Construction	1855.00	2135.00
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	<b>TOTAL DEFERRED CREDITS</b>	\$ 1855.00	\$ 2135.00
	<b>TOTAL LIABILITIES</b>	\$ 2044.60	\$ 3819.30
	<b>CAPITAL ACCOUNTS</b>		
201	Common Stock Issued	\$ 0	\$ 0
211	Paid in Capital in Excess of Par Value	7919.55	7919.55
215	Retained Earnings	10087.79	9279.16
218	Proprietary Capital (Sole Props and Partnerships)		
	<b>TOTAL CAPITAL</b>	\$ 18007.34	\$ 17198.71
	<b>TOTAL LIABILITIES AND CAPITAL</b>	\$ 20651.94	\$ 21018.01

COMPANY NAME Parker Lakeview Est HOA

**COMPARATIVE STATEMENT OF INCOME AND EXPENSE**

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 12,273.12	\$ 12,650.66
460	Unmetered Water Revenue	0	0
474	Other Water Revenues	66.19	90.21
	<b>TOTAL REVENUES</b>	\$ 12,339.31	\$ 12,740.87
	<b>OPERATING EXPENSES</b>		
601	Salaries and Wages	\$	\$
610	Purchased Water		
615	Purchased Power	1110.56	744.92
618	Chemicals		
620	Repairs and Maintenance	294.63	866.57
621	Office Supplies and Expense	327.68	892.19
630	Outside Services	4583.44	4356.83
635	Water Testing	730.00	685.00
641	Rents	174.60	285.04
650	Transportation Expenses	1017.00	1061.24
657	Insurance – General Liability		
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense		
403	Depreciation Expense	4473.43	4356.39
408	Taxes Other Than Income	10.85	4.46
408.11	Property Taxes	632.46	398.26
409	Income Tax	50.00	50.00
	<b>TOTAL OPERATING EXPENSES</b>	\$ 13,404.65	\$ 13,700.90
	<b>OPERATING INCOME/(LOSS)</b>	\$ - 1065.34	\$ - 960.03
	<b>OTHER INCOME/(EXPENSE)</b>		
419	Interest and Dividend Income	\$ 5.52	\$ 11.83
421	Non-Utility Income	1059.82	140.13
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	<b>TOTAL OTHER INCOME/(EXPENSE)</b>	\$ 1065.34	\$ 152.01
	<b>NET INCOME/(LOSS)</b>	\$ 0	\$ - 808.02



COMPANY NAME

Parker Lakeview Est HOA

**SUPPLEMENTAL FINANCIAL DATA****Long-Term Debt**

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End

\$

0

Meter Deposits Refunded During the Test Year

\$

0

no loans

COMPANY NAME Parker Lakeview Est HOA

**WATER COMPANY PLANT DESCRIPTION**

**WELLS**

ADWR ID Number*	Pump Horsepower	Pump Yield (Gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
1P 621240	2 HP	10	125	12	N/A	1962

- Arizona Department of Water Resources Identification Number

**OTHER WATER SOURCES**

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
none		

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
none		none	

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
10,000	1	none	

COMPANY NAME Parker Lakeview Est HOA

**WATER COMPANY PLANT DESCRIPTION (CONTINUED)**

**MAINS**

Size (in inches)	Material	Length (in feet)
2	PVC	2400
3		
4	PVC	2800
5		
6		
8		
10		
12		
2	galvanized	1436

**CUSTOMER METERS**

Size (in inches)	Quantity
5/8 X 3/4	19
3/4	18
1	
1 1/2	
2	
Comp. 3	
Turbo 3	
Comp. 4	
Turbo 4	
Comp. 6	
Turbo 6	

For the following three items, list the utility owned assets in each category.

TREATMENT EQUIPMENT:

---

---

---

---

---

---

STRUCTURES:

12x20 metal shed housing electrical generator

---

---

---

---

OTHER:

---

---

---

---

---

---

COMPANY NAME: Parker Lakeview Est HOA

**WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2003**

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD	GALLON PUMPED (Thousands)
JANUARY	37	20499	20.5
FEBRUARY	37	27457	27.5
MARCH	37	24091	24.1
APRIL	37	25054	25.1
MAY	38	46656	46.7
JUNE	33	60603	60.6
JULY	33	43339	43.8
AUGUST	33	48750	48.8
SEPTEMBER	33	23863	23.9
OCTOBER	38	25066	25.1
NOVEMBER	39	25255	25.3
DECEMBER	39	31911	32.0
TOTAL		N/A	403.4

Is the Water Utility located in an ADWR Active Management Area (AMA)?

☒ Yes      ( ) No

Does the Company have An ADWR Gallons Per Capita Per Day (GPCPD) requirement?

( ) Yes      ☒ No

If yes, provide the GPCPD amount: \_\_\_\_\_

What is the level of arsenic for each well on your system. < 0.050 mg/l

(If more than one well, please list each separately)

*Note: If you are filing for more than one system, please provide separate data sheets for each system.*

COMPANY NAME Parker Lakeview Est HOA YEAR ENDING 12/31/2003

**PROPERTY TAXES**

Amount of actual property taxes paid during Calendar Year 2003 was: \$ 398.26

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMPANY NAME Parker Lakeview Est HOA Assoc, INC YEAR ENDING 12/31/2003

**INCOME TAXES**

For this reporting period, provide the following:

Federal Taxable Income Reported Ø  
Estimated or Actual Federal Tax Liability Ø

State Taxable Income Reported Ø  
Estimated or Actual State Tax Liability Ø

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances 2135<sup>00</sup>  
Amount of Gross-Up Tax Collected ✓  
Total Grossed-Up Contributions/Advances

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

**CERTIFICATION**

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

[Signature]  
SIGNATURE

3/20/04  
DATE

Jude McNeally  
PRINTED NAME

President  
TITLE

**VERIFICATION  
AND  
SWORN STATEMENT  
Intrastate Revenues Only**

**RECEIVED**

MAR 24 2004

CORPORATION COMMISSION  
DIRECTOR OF UTILITIES

VERIFICATION

STATE OF \_\_\_\_\_

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME) <u>Cochise</u>
NAME (OWNER OR OFFICIAL) TITLE <u>Gail Spain, Treasurer</u>
COMPANY NAME <u>Parker Lakeview Est/HOA Assoc INC</u>

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH <u>12</u>	DAY <u>31</u>	YEAR <u>2003</u>
--------------------	------------------	---------------------

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2003 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 12,740.87

(THE AMOUNT IN BOX ABOVE  
INCLUDES \$ 780.56  
IN SALES TAXES BILLED, OR COLLECTED

**\*\*REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)**

Dorothy Gail Spain  
SIGNATURE OF OWNER OR OFFICIAL  
520-455-9345  
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

17th DAY OF

COUNTY NAME <u>Cochise</u>	
MONTH <u>March</u>	YEAR <u>2004</u>



Notary Public State of Arizona

Cochise County  
Rosalind G. Buckhann  
Expires July 12, 2005

MY COMMISSION EXPIRES

Rosalind G. Buckhann  
SIGNATURE OF NOTARY PUBLIC

July 16, 2007

**VERIFICATION  
AND  
SWORN STATEMENT  
RESIDENTIAL REVENUE  
INTRASTATE REVENUES ONLY**

**RECEIVED**

MAR 24 2004

ARIZONA CORPORATION COMMISSION  
DIRECTOR OF UTILITIES

**VERIFICATION**

**STATE OF ARIZONA**

**I, THE UNDERSIGNED**

**OF THE**

(COUNTY NAME) <u>Cochise</u>	
NAME (OWNER OR OFFICIAL) <u>Gail Spain</u>	TITLE <u>Treasurer</u>
COMPANY NAME <u>Parker Lakeview Est/HOA Assoc Inc</u>	

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION  
FOR THE YEAR ENDING**

MONTH <u>12</u>	DAY <u>31</u>	YEAR <u>2003</u>
--------------------	------------------	---------------------

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2003 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES  <u>\$ 12,740.87</u>
--

(THE AMOUNT IN BOX AT LEFT  
INCLUDES \$ 780.56  
IN SALES TAXES BILLED, OR COLLECTED)

**\*RESIDENTIAL REVENUE REPORTED ON THIS PAGE  
MUST INCLUDE SALES TAXES BILLED.**

*Dorothy Gail Spain*  
SIGNATURE OF OWNER OR OFFICIAL

**SUBSCRIBED AND SWORN TO BEFORE ME**


**A NOTARY PUBLIC IN AND FOR THE COUNTY OF**

**THIS**

17th

**DAY OF**

NOTARY PUBLIC NAME <u>Rosalind G. Buckhanan</u>	
COUNTY NAME <u>Cochise</u>	
MONTH <u>March</u>	. <u>20</u> <u>04</u>

 Notary Public State of Arizona  
Cochise County  
Rosalind G. Buckhanan  
Expires July 18, 2007

**MY COMMISSION EXPIRES**

*Rosalind G. Buckhanan*  
July 16, 2007

SIGNATURE OF NOTARY PUBLIC